

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
PUBLIC HEARING**

March 23, 2007

Redevelopment Commission members present: Steve Belter, Larry Oates, Earle Nay, Patsy Hoyer, and Diane Damico. Also in attendance: Taylor Spalding Flanery of Gambs Mucker & Bauman, Clerk-Treasurer Judy Rhodes, City Engineer Dave Buck, Fire Chief Phil Drew, Parks Superintendent Joe Payne, Tom Gall of T. J. Gall and Associates, Wendy Watson Wabash Landing LLC, Josh Andrew, Beverly Shaw, Charlotte Martin, and Deborah Kervin of the Department of Development, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:07 p.m. Mr. Belter asked were all the appropriate notices posted and agendas mailed? Ms. Kervin answered yes they were.

OLD BUSINESS

Ms. Hoyer made a motion to approve the March 5, 2007 minutes. Mr. Oates seconded. Mr. Belter asked if there were any corrections. There were none. The minutes were approved and the motion passed 3-0 with Mr. Nay abstaining from voting.

NEW BUSINESS

Mr. Belter stated the first item of business is the authorization of the trustee to pay claims. Mr. Oates made a motion to pay the claims as presented. Mr. Nay seconded. Mr. Belter said Charlotte, have the appropriate people approved the payments? Ms. Martin said yes they have.

Mr. Belter said Dave (Buck) and Tom (Gall), do you want to bring us up to date on our projects?

Mr. Buck said sure, I can speak about Tapawingo. We actually had a progress meeting yesterday to kick things off. It's the first one we've had in a while. We're ready to start construction on the trail and we have to get piping in to do conduits underneath that trail; both for the purposes of electrical—for the street lights and trail lights that we talked about before—and also some spare ones for future development whether it be fiber optic or other utilities going in to that area. Then we'll begin construction of the stone base on the trail and the asphalt on the trail while the other contractors are doing dirt work on the south side of the road—the trail's on the north side. Then we clean up the edges and move on to the main surface of the road; putting on intermediate courses of asphalt, then the surface course, then the striping. Hopefully by mid-May or the beginning of June we'll be completing that project. Most of the signal work is pretty

much complete; the loose ends on all the wiring issues will be completed during that time as well. We had pretty good attendance with the asphalt contractor and the general contractor is ready to get back out and get this done. There's not a lot of work for any one particular party to do.

Mr. Buck said we have a couple of minor items that we need to get everybody's memory refreshed on. The conduit is one of them. Tree planting—which I haven't talked to Joe yet—there are some timing issues. These are spring “plantable” trees. The completion date is April 15th to get the trees planted. We think we can probably get two thirds of them planted on the south side before that April 15th date. It might be a couple weeks later for the north side and keep them out of the way while they finish that work rather than work around newly planted trees.

Mr. Belter asked the stoplight at Williams and South River Road, we're looking at a late May timeframe? Mr. Buck said yes, we'll probably get that back up from when we complete the road and have it become operable when we open up the road. Mr. Belter said let the students get out of town and then put it in? Mr. Buck said that would be a good idea, yes. Mr. Buck said that's the highlights of what we talked about. It's time to get started again.

Mr. Gall said the invoice that you have there for \$34,995.26 to Insight; that's their invoice for the work they completed in relocating their fiber last fall. We've not yet seen the invoice from Verizon for their work or from Duke Energy. Actually Duke hasn't done their work. They've rearranged their work order based on the work order of the developer's progress. That work is proceeding.

Mr. Gall continued with the Storm and Sanitary project which isn't directly yours at this point, is out for bid. We expect the bids to be in ...Mr. Buck said April 17th. Mr. Gall said so we can keep up with and have the sanitary sewer in place by the time we're ready to open.

Mr. Buck said I will say with regards to the Sanitary and Sewer Improvements Project, we did discuss it briefly in Traffic Commission this past Wednesday night. We're also holding a property owner, landlord, business owner meeting at the library next Wednesday evening (March 28th), I believe at 6:00, to discuss traffic issues as it relates to that project. There's going to be potential closure of Salisbury Street from Columbia to State and a pretty involved detour potentially wrapped up with this project to be able to get done in that summer window. We don't really want to be hanging around doing trenching and that type of work when the students come back in August. That's the whole reason we delayed the project from the late summer-fall construction last year to this spring. So, we can begin at the very beginning of the summer break which is May 14th. We wanted to get their input, as far as business owners go, around the bank and the South Street area to the immediate west of the project as well—the Triple XXX Family Restaurant—in that area; around Littleton and State.

Mr. Nay asked you'll leave South Street open? Mr. Buck said South Street will probably be a dead end, because if we close that section of Salisbury, it tees in right there.

South Street up to Chauncey would be open and South Street east of Salisbury would be local access only because it would be closed at the end of that section. So they have to come east on South and turn north on Chauncey and then Columbia would be open in either direction back to Northwestern over to Littleton or down to River Road.

Ms. Hoyer said so who's going to be able to get in there then—local access, pedestrians and businesses? Mr. Buck said to that one block of South Street—residents. Mr. Nay said there's an alley that comes off there that supplies parking for a lot of the apartments. Mr. Gall said almost everybody accesses from an alley from behind. Ms. Hoyer said okay, I was just trying to picture this. Mr. Gall said there won't be any business that won't have access because the Triple XXX Family Restaurant and those businesses have access from two streets. Mr. Oates said using the Triple XXX Family Restaurant as an example, are those businesses going to have access to their parking facilities? Mr. Buck said no. Mr. Oates said is it going to be off South Street instead of Salisbury then? Mr. Buck said it will be off of State. We'll work north up Salisbury from the intersection of State. We're anticipating doing that and backing that closure up to at least put back that first half block on the very south end of the project. Mr. Oates said there's that two story building behind the Triple XXX Family Restaurant. Mr. Gall said it has access from both Salisbury and Littleton. Mr. Buck said we're in discussion with making that two-way during the construction. There are some concerns with signage; one of the things we're looking at is the State Street intersection in particular. There's a lot of on-street parking on that block—on that section of Littleton—is it needed through the summer? This is one of the things that we want to get feedback from the landlords mainly on what their summer is going to be like as far as parking needs on Littleton. Is it safe to make that a two-way street over the summer and then it's a one-way again. Mr. Oates said it sounds like you're very sensitive to the businesses and landlords about the issues that are down there. I think that's very important to make sure that we are sensitive to what's going on as far as traffic movement.

Ms. Damico asked are they aware of the timeline? Mr. Buck said that's one of the things in the letter that we do want to get this done and back open to pedestrians and two-way traffic. If we close it or if we leave it open and do a half at a time or some phasing sequence like that, it's going to take us longer and we'll still be in there in August or September; during the move in and during the football season. Ms. Damico said do they know when it's going to start occurring? Mr. Buck said yes.

Mr. Gall said we have a preconstruction meeting with our contractor doing the double T-joints in the garage coming up Wednesday (March 28th). We'll make a determination as to when they actually start the work based on temperature and moisture content. So that's proceeding in a good manner.

Mr. Payne said on Nighthawk Trail, we've taken advantage of Milestone Contractors getting the low bid for the street resurfacing program. We're going to use that low bid to also pave that section of the Trail. We'll be working with them on that seemingly simple little project cited as the overall Sagamore Project, working with landscaping on that and the rest of the Trail and signing it. We hope to get all of that

done this summer. The landscaping probably won't be done until fall and that will happen concurrently with the street resurfacing.

Mr. Gall said part of the program that is not on your agenda is the agreement for the final phase of the Midway Planting. Mr. Belter said we'll come to that after we approve these payments.

Mr. Payne said I might add that we are getting back at doing landscaping along the Northwest Greenway Trail and the Cumberland Park area. New earth berms have been constructed along Salisbury in Cumberland Park. It will pretty up the area, but the real reason is to help control little kids from running off the soccer fields towards Salisbury Street. We hope to get those planted and some additional trees along the Trail in that area in the next few weeks.

Mr. Belter said are there any questions about the payment of claims. There were none. The motion to approve the payment of claims passed unanimously 4-0.

The next item of business was the Midway Plantings.

Mr. Gall said the Board of Works received the bids on Tuesday (March 20th) for the 2007 Midway Planting Project which completes the design for that area. We have a contract here for you to enter into with Bennett's Greenhouse in the amount of \$103,330.81. The appropriation is in excess of \$121,000, so that leaves a sufficient contingency for the project and the potential of planting some other grasses on some other steep areas that may not be very mowable. We have Taylor (Spalding Flanery) here of Bob Bauman's firm; we did have an irregularity. This is not the low bid, we are proposing that this is the lowest responsive and responsible bid and I think you have to go through why the low bid isn't being accepted before you can accept this.

Ms. Flanery said for those of you that don't know me, my name is Taylor Spalding Flanery and I am an attorney at Bob Bauman's office. He is not here today. My office reviewed the different bids and the lowest bid was from Garden Art. There was a difference of approximately \$10,000 between the Garden Art bid and the Bennett's bid. We reviewed the bids. State law requires us "*to award the contract for the public work or improvement to the lowest responsible and responsive bidder.*" In this situation, to determine whether a bidder is responsive, the Board can consider certain factors. One of those factors being whether the bidder has submitted a bid that complies specifically with the invitation to bid and the instructions to the bidder. In this situation, it was requested that a Bid Bond be submitted along with answering a standard questionnaire. In this situation, Garden Art did not do that—did not provide the standard questionnaire, nor did it provide a Bid Bond, or certified check as requested within the instructions and also the Notice to Bid. In addition, another factor to consider is whether the bidder has complied with all applicable statutes and the Bid Bond or the request for a certified check was requested in the response to Indiana Code 36-1-12-4.5 which requires that a bond or a certified check shall be filed with each bid by a bidder. For those reasons, we do not feel that bid by Garden Art was responsive so we needed to go with the lowest *responsive* bid which would be Bennett's in this situation.

Mr. Gall said at this time, I would ask to recommend that you enter into the agreement with Bennett's so that we can proceed and they can order their plants and get them planted within the timeframes in the agreement which would be for the trees to be in place by May 4th and the shrubs by April 23rd. In addition, once we get that done then in May or June we'll be able to apply to the State for their \$50,000 grant to recover \$50,000 worth of costs for this project.

Mr. Belter said and the majority of these trees and shrubs are going where? Mr. Gall answered these are the oak trees that go out in the Midway across from State Farm. If you've looked out there you've seen a significant number of trees that went in last fall. These will go in and around those same plantings. Bev Shaw said these shrubs go on most of the steepest pieces of property there that separate the overpass where Northwestern meets Sagamore West to reduce mowing and maintenance. They're big shrubs that will grow to be masses like Lafayette's Railroad Relocation plantings. They will significantly reduce future maintenance.

Mr. Gall added just as a little bit of history, in order for the State to allow this to happen, the City had to agree to take over the mowing of that area. The areas where the shrubs are going are extremely steep. They (the State) are equipped better to do that than we are; we're covering most of the area so we're not mowing those extremely steep areas as well as adding to the landscape.

Mr. Oates said Tom (Gall, T. J. Gall and Associates) so that we're clear under the bid itself, it appears that there's an alternate being added on this. Can you give me the guidelines of what's in the actual bid and what's in the alternate? Mr. Gall answered the bid is actually all of the plantings on the plan. The alternate is for a second year of maintenance on the trees and the shrubs; basically refreshing all the mulch, continuing to water the trees and the shrubs for a second year as opposed to Parks using their time and people to go out and do that in the second year. Mr. Oates asked is it our feeling that these plants will be pretty much self sufficient at that point? Mr. Gall said yes. We'll still have the mulch and things like that to consider and take care of. Ms. Shaw said it will be greatly reduced. Once the plants are established, it gets easier. The first year of maintenance is included the contract. The basic portion of the bid is actually for the planting *and* the first year of maintenance. The second year of maintenance was the alternate. Mr. Nay said and it includes replacing any that didn't make it?

Mr. Gall said Joe (Payne, Superintendent of Parks) and I talked about this. The first year is fully warranted and maintained. The second year is basically maintenance. We made a decision to not include a second year of warranty because that's where the expense starts to go through the roof. What we wanted to do is to have a contractor come out and continue to water; because it is a difficult place to water. They have more equipment and different equipment than Parks has to do things like that more efficiently. To do this labor intensive watering, maintaining and mulching of that area, does not require a warranty per se here. Mr. Oates said I assume on that basis that some time in April or May of next year, there will be a full scale inventory of all these plantings to

make sure that none of them fall under the warranty work? Ms. Shaw answered that's correct.

Mr. Oates made a motion to accept the contract from Bennett's Greenhouses, Inc. in the total amount of \$103,330.81 for the 2007 Sagamore West Implementation Program Midway Tree and Shrub Planting Project. Mr. Nay seconded.

Mr. Belter said Tom, is the \$103,000 okay or are you suggesting there's a contingency required? Mr. Gall said that's the contract amount. The appropriation has funds left in it that we can use. Mr. Belter said we have appropriated the money; we just haven't approved the contract, okay.

Mr. Belter asked if there were any other questions or discussions about the contract. There were none.

The motion to approve the contract with Bennett's Greenhouses, Inc. passed unanimously 4-0.

Mr. Belter said Dave (Buck) and Phil (Drew), can you bring us up to date on the fire station, the temporary fire station and the plans going forward.

Mr. Buck said I presume that you're aware of the town meetings that have been scheduled to discuss with the public and take comments and provide a presentation to talk about more of the detail of the study, the sites, the additional sites and additional issues that may not have been as thoroughly addressed in the Site Study Report and Evaluation that was done as it could have been. Those meetings are upcoming. They are scheduled for April 3rd, April 26th, and May 9th. They are at three different locations around the City and on three different nights of the week to make it as convenient as possible for everybody to have an opportunity make one of those meetings without having to change their schedules. Mr. Nay added there was an article in yesterday's Journal and Courier that outlined the times and places.

Mr. Buck continued with in the meantime, our focus has really been preparing that presentation and working on that. More importantly, the temporary needs are to be able to provide fire coverage and fire response for the annexed area on a temporary level by the August 17th anniversary date of the annexation. We have been having meetings with our consulting team that we'd like to eventually contract with and discussing the feasibility of where that can go and what sites we can look at. The one that has been rising to the top is the Parks maintenance barn on Kalberer Road just west of Salisbury Street. It's the white barn that sits back off of Kalberer. (*Chief Drew pointed to the location on the map*) Mr. Buck said right now there's a parking lot between the front driveway of the barn and Kalberer Road. There's a separate driveway that cuts off to go into that parking lot. The existing driveway that has always been there goes back to the barn. The northwest corner of the barn is where we're looking at the feasibility of doing the modification to that existing facility—if it's feasible structurally. Chief Drew (*pointing to the map again*) stated it's important to note we didn't pick that location and

we're not suggesting that location because it's the best for the fire coverage, but because it meets the timetable. It's City owned and there's other benefits too.

Mr. Buck said hopefully what we can do is to make it a temporary condition for Phil (Drew, Fire Chief) that can roll into a permanent condition for the Parks Department. So that these dollars will be somewhat of an investment long term and serve a dual purpose so that it's a benefit short term for the Fire Department and long term for the Parks Department. That's the reason that this one has been the main focus that we've been talking about and looking at the feasibility of what would need to happen to make it work right now. We had a meeting this morning and looked at some preliminary ideas and started talking about some initial factors and main points that we were concerned about. Ultimately, we want to get some feedback from the Commission as far as how big of a scope or how much of a budget are we going to be able to support or have your support on to afford to do this.

Chief Drew said the Bond Issue is obviously delayed. What we're doing is shifting away from funding with the Bond Issue. Now we need to fund with cash on hand, so we've kept the scale very low. We're not building a fire station per se, we're improving the Parks Department barn to the point where it can function for 18 months, give or take, as a fire station. We're not making it a full blown fire station but we're making it usable and then designing it so that none of the money goes to waste. The entire building is designed for the benefit of the Parks Department in the long run.

Ms. Damico said what ideas have you had for the maintenance barn so far that the Parks Department may need later? Mr. Payne answered the idea does offer a lot of potential improvements for our maintenance crews, in particular our landscape crews and employees. Ms. Damico said office space? Mr. Payne said we have some bare minimum office space there now and have had for some time. This would provide an enhanced version. What we don't have is a place to have shelter; storms roll in and we have a field full of soccer kids and maybe some of them need to get inside and use a restroom as well. There were original talks about possibly using the barn area for some Farmers' Market activities. So down the road we could have additional inside restrooms, a meeting room, a community room, a room for shelter for folks doing outdoor activities. It would enhance our capability; we have all of our mowers out of there, our tractor, the dump truck we use for mulch for playgrounds and trails and agrilime for the ball fields. A lot of this is stored outside. We would have more storage for equipment inside. We've long been out of space at our maintenance shop. With help from this Commission we've been able to enhance and reuse that old barn that we've inherited with the acquisition of that property from Purdue. Part of what makes this a feasible alternative is the Commission helped us in the past when we were doing the Trails and Parks Improvement Project in 2003. We were able to improve that drive and provide additional parking that could be used at the barn, getting rid of the gravel and providing landscape berms for our neighbors at Amberleigh Village. This would enhance some past investments of the Commission in making us good neighbors to Amberleigh Village and provide additional recreation facilities for everyone in that area. We would have the opportunity for using meeting room space for softball group meetings, soccer meetings, Farmers' Market meetings, Alzheimer's events, United Way runs, etc. We would have a place there for

people to be able to get inside if they have to and have additional inside restrooms that could be open the same way that we do at the Nature Center and the Skating Center while the rest of the building is secured. Those are some of the ideas that we have, and I'm sure that there are some that we probably haven't thought of. Just thinking of past demands and situations, we could use what could be built as a bare-minimum need for the temporary fire station to serve a lot of uses for us down the road for both staff and community use.

Mr. Oates said what ball park are we in? Somebody's got to have a number. Mr. Buck said it will be several hundred thousand dollars for the bare minimum; \$350,000 to \$400,000 and up depending on the level that we finish this out to and the type of construction that we move forward with. We don't know a lot of the site utility type issues and questions. There's a fairly large question mark in terms of cost and what the scope of this is and what we'd get into from the telephone and power supply and gas to this facility and how much of a permanent use is it going to end up being in the end as far as additional costs up from the bare minimum.

Mr. Nay said I guess one of the questions you're going to have to answer is do you need new doors and what's the condition of the roof and is it heated? Mr. Buck said the truck won't fit in. Mr. Nay said the floor is going to have to be re-poured. Those are the kinds of questions that are going to cost big money. Mr. Buck said the northwest quadrant would be demolished and rebuilt to match in either some type of post frame construction or standard framing in an architectural style to match the barn as much as we can, but provide the space and the type of construction that could be livable because it truly is an old post-frame barn construction. That's one of the things we're looking at as an implication on the amount of cost—making it accessible for the truck to pull back out simply and be able to leave fairly quickly. Coming back there's more time available so that can be a little more convoluted. Mr. Nay said one truck or two? Chief Drew said we're just setting this up for one right now. Mr. Nay said will it be staffed? Chief Drew said yes. Mr. Nay said it will be staffed, too. Chief Drew said 24 hour staffing, yes.

Mr. Buck continued with the timelines for construction have a large impact on costs—prevailing wages as well. This being a City funded project, but if we were to start today, it's going to take us 4 to 6 weeks to actually get the construction documents if we exactly knew what we wanted to do. To bid that, to go through that process of almost a month of advertisement and bidding, we're only going to have between 2 and 3 months of construction window available to do this work and we're going to pay a premium for that effort. That's the reality of it; to meet that deadline.

Mr. Oates said just so that I'm clear and I think you may have already answered these questions, but number one, this is going to be a temporary location for the fire station? Chief Drew said yes. Mr. Oates said 18 months to 2 years; and at that point this fire station will be closed down. Chief Drew said about 18 months, best case scenario—12 months, worst case scenario—24 months. Mr. Oates continued with and with that, the finished construction that you're doing will be able to be used for something else; we're not just throwing good money after bad here. Chief Drew answered that's 100% usable for the Parks Department. Mr. Oates said and I think what Dave Buck just said was that

basically the northwest quadrant is going to be torn down and we're going to build something new on top of that location.

Mr. Buck said that's what our discussion is focused around now; there are some splitting points of the existing barn that make sense to go those limits. There are support walls and beams and roof trusses that stop at a certain point and there's a different type of barn that goes north and south. There's some structural—the way that the building's constructed now—points that make sense to rebuild it back to the existing...Mr. Oates said and at some point it will once again return to a Parks facility? Mr. Buck said yes. Mr. Oates said I just want to make sure that everybody understands where this is going. The folks in Amberleigh Village are going to want...Mr. Buck said and we have a letter we want to send to all the Amberleigh Village residents. We are compiling that address list now, to give them a heads up that this is something that's coming. If we need to have a community meeting to go through this in detail, that's going to be offered up and tell them that this is temporary and go back to a Parks facility very similar to what's there now—possibly a little larger—possibly about the same size. There are some screening things that we can do as part of this project that will also help; landscape or fence or whatever—especially for those folks that have backyards right across from us.

Mr. Nay said the alternatives to this temporary location? Mr. Buck said that would be purely temporary? Mr. Nay said no, are there alternatives to using this barn as a temporary location? Have you thought of other things? Chief Drew said no, we don't have any workable alternative at this point; not given the time schedule and being City owned. Mr. Buck said nothing that's this close to being ready as far as utilities and access and some of the other elements that are already right there. We could start with some type of trailer structure and those would be costs that wouldn't be reused; they would be completely temporary. Once we're done with it, they'd be rental type costs; unrecovered or unused again. Mr. Nay said I think one of you mentioned a tent at one time, but I've never seen a tent that could accommodate a Mr. Buck said they call them temporary structures, but they're more and more common. They're frequently used for fire stations, but also a new golf course often uses them as a temporary club house or temporary building—a cart barn that type of thing. Chief Drew said that was more in terms of when we were on schedule with the Bond Issue and getting things done this year and it wouldn't be there but for a few weeks, not several months. Mr. Buck said it would be something that was on the site—we wouldn't want it to be a permanent facility.

Ms. Hoyer said it seems as if you would have your community meetings as soon as possible, if you just kind of have anything roughed in—not necessarily finalized, that the Amberleigh Village people might help Joe (Payne, Parks Superintendent) with his wish list. They may have some interesting ideas that you could incorporate into the planning. So, I think I'd rather at least come with a plan and say we have something going, but not the details and then they may have some things that you could plan in; rather than well, this is the plan and we just want you to know it's temporary. Mr. Buck said what we've been looking at and what we looked at this morning was really our first conceptual preliminary draft view—is this feasible? We're not even to the conceptual thing where we'd want to show anybody, because we'd want to report to the Redevelopment Commission and report to the magnitude of the project and the budget

we're talking about. Ms. Hoyer said I guess my only point being is there may be some things out there that you could capture. Chief Drew said maybe we should try and tie that in with the April 3rd meeting. Ms. Hoyer said at least something preliminary.

Mr. Oates said Joe, how much of an impact is this going to be on you and your folks during this? Mr. Payne said fortunately we'd be able to continue our normal activities around the potential construction area. You may or may not know, we already store some of the Police Department's recovered stolen equipment there until it goes to the auction, and they also run all of the parking enforcement vehicles out of that barn. There's already a multiple use facility. There's also a storeroom for one of the youth soccer groups. We're going to have a restricted way to get in and out, but we can still get in and out with the trucks with trailers and mowers on them, or a dump truck, tractor or a Tool Cat can come and go. The barn has never been a public use area anyway, and we won't have to change any of that. I think we probably have adequate water and waste water service, but we could use some of the things that the Fire Department would need that we don't have. We don't have gas. We have one little phone line that we've cut several times. Of course, it concerns us that construction would be during our busiest time. Mr. Oates said exactly. Mr. Payne continued with we come and go all the time, but construction could be controlled enough that we can come and go yet not restrict the construction activities unduly. We've lived for years with nothing but gravel everywhere out there. It's certainly in our view the most efficient way to proceed with this because of the benefit to us in the future. It used to be at the north edge of the City in an undeveloped part that was a cow pasture and with the help of our folks, including this Commission it has become a very developed—probably our most used park—and now it's the north central part of the City. It's no longer the north part.

Mr. Belter said in partial answer to one of your questions, the good news is we have the cash and we can afford to do it. Rather than give you a dollar amount which would be a very uneducated guess on my part, I would just ask you to be frugal because there are lots of calls on that money not the least of which is the Bond Issue that will be following us through the purchase of the land and the construction of the fire station. We're not in crisis mode. We have the cash in the bank and can fund that to meet your needs in your time frame. For more details than that, I recommend that you talk with Charlotte and Josh.

Mr. Oates said I like to say that the comments that Patsy made are well taken, and having said that the money is available, we really want to make sure that the citizenry is available to get their comments in on this; so that they know exactly what's going on and that they can be a part of this. They can help us understand what it is that *they* want for that facility—whether they want those kinds of facilities that we're talking about right now or if there's something else that we should really be considering for in the future. I think if we just take a little bit of time now, it could just be two weeks, it's not going to delay the construction schedule that much and I think we can still get it done.

Mr. Buck said that's one of the things that we've discussed is what kind of construction schedule could we make starting with that August timeline and tracking back and what kinds of things do we need to be considering now. One of them is an

appropriation and that's why we didn't spring that on you today; we may need to ask for a special meeting. I know that the date for advertisement for the next meeting is already next Tuesday. So if we don't have some good budgets and an appropriation request over the weekend, we're going to need to ask you for a special meeting at the end of April. That is going to be critical then based on how soon construction documents can be ready and how soon we can be ready to bid a project out and hopefully very quickly accept a bid that is responsive. Then we can move forward with this.

Mr. Belter said I don't know if you want to mix the two, but it would make some sense to—the first public meeting is April 3rd and so that would be an opportunity too, for you to...Mr. Buck said I imagine we'll get asked about it, at least some of it. We haven't discussed yet what specifically should be included in our presentation. Mr. Oates said that would be my recommendation, that you absolutely include it in your presentation. Ms. Damico said can you give us a heads up on how that meeting will be structured on April 3rd? Mr. Buck said there will be a presentation that we will give in PowerPoint. We like to have it so that everything's on a large screen and the exhibits are viewable there and we can pull them up rather than have boards throughout the room. We'll have them on a large screen so that everybody can see and switch back and forth if there are questions or things that we particularly need to discuss. We'll have questions and answers after the presentation. We'll also be available at the end of the presentation to talk one on one with folks. There will be a comment sheet/questionnaire that we'll ask people to take home and think about and fill it in. It will ask about the importance factors that they would place on the site selection criteria. It will ask what's most important—probably on a scale of 1-10 and what's a 2 or a 1 type of thing. We'll let them have plenty of time to think about that and then return those either by mail or in person. We'll probably put that form on the website as well to make it as simple as possible for folks to have their comments be known. We'll take that information and go from there based on what we hear.

Ms. Hoyer said and that meeting's at what time. Mr. Buck said 7:00 at Cumberland School.

Ms. Damico said when we first heard about it, we had some of the background on all of the options and the reasoning you had chosen them. Are there options that haven't been considered before? Mr. Buck said yes. We'll start with some background and history; with some very basic things about the annexation. We'll also talk more about the American Suburban issue and future growth of the City as well as other factors such as U.S. 231 and things going toward the west. We'll talk about how all these play into each other and what the likelihood of a fourth fire station is in the future. Phil's going to talk a little bit about, not just the ISO (Insurance Service Office) standards that have been talked about so much, but the NFPA (National Fire Protection Association) standards—what he does on a fire call. From the comments that we've had e-mails on and have heard, and I've read through the minutes, we'd like to educate the public on what happens during an emergency call as well as what happens on the fire call. When we have an all alarm fire, everybody's responding. Even with three stations, they'll still all respond. That becomes a critical element and that really wasn't addressed as much and it's something we want to talk a lot more about—the technical elements of the fire

department's responding to a fire. Then we'll go into the review of the site options we've looked at and some other possibilities that folks have suggested that we've looked at and thought about since. There might be site options to further consider. Then we'll talk about the selection criteria factors and what importance they should have and what other factors that may not be listed that the public may want us to consider.

Mr. Belter said I know I've mentioned this to you before (directed to Dave Buck), and I don't know that the whole process will be possible, but if you can when you're talking about a fourth fire station in likely growth areas, if you could help identify a likely location for the fourth station and how that would serve Blackbird; how that would serve the west end of the Research Park. Mr. Buck said I intend to have some additional exhibits that go to that as far as Cumberland Avenue will be extended, U.S. 231 will be involved. We've got to know that as a "in the back of our minds" sort of thing. We're going to have some exhibits to show a larger area as well as the density of the development in that area. They will show what is zoned for residential—what's platted now, what the potential is platted in the future, traffic counts for the future, traffic routes for those roads to the west as well as the collector roads that have been discussed in the north and the annexed area. The 2030 Transportation Plan will tell us some of that information as well as the growth and residential units in those areas. So we're going to try and pull some additional background and information with that regard so that people can understand where the densities are going to be for the City of West Lafayette in the future.

Mr. Belter said I don't know that we'll be able to do this; I would like it if we could when we were buying the land for Fire Station No. 3 and doing the bond to pay for Fire Station No. 3, if we could also purchase the land for Fire Station No. 4. Mr. Buck said that would be great. It would very much depend on where the best place would be for it. With the extension of Cumberland Avenue and not having a route selected, that's a County project, and I believe they're funding it locally. They are into a site evaluation of the routes and a route study and that's not complete. The U.S. 231 route has been finalized and they're in right-of-way acquisition. Actually, acquiring a site might be a little premature if it's in that vicinity, but we can certainly identify targeted prime locations to keep our eyes on.

Mr. Oates said what's going to be the process here? Is this Commission going to make this decision? Or, is this Commission going to wait and seek Council to give us a recommendation as to what the citizenry of this community wishes the placement of this fire station to be? We're really here as far as a funding agency, but I'm not sure we're here as a selection agency. I just want to know, are we the selection committee, or is someone else the selection committee on this? I'm looking around the table and none of us are elected officials. I want to make sure that the people that are out there making that decision are people that are hearing what the citizens have to say and can understand what's going through. Chief Drew said I'm thinking once we get the temporary station up and going, that relieves our time pressure and allows us to take an extra 2, 3, or 4 months to come to an agreement amongst the various neighborhoods, the City Council, the Redevelopment Commission, anybody with any input. I'm hoping at the end of the town meetings, all the groups have talked enough that there's a general consensus as to

where we need to be going. Mr. Buck said I agree because I'm an engineer in nature and fire safety in my mind is very, very important. But, so is support of what we're doing. I think, ultimately, the City Council needs to have a presentation and take an action on where this needs to go and I'm certainly fine with that.

Mr. Belter said my understanding is the City staff will be coming up with a recommendation based on the feedback from the town hall meetings and based on feedback potentially from us and certainly from the elected officials. Then there's a procedure that we have to go through on the funding side of it, which is we have to approve the funding, and Council has to approve our action. The final say will be the Council's, but I don't think it will be a case of Dave and Phil bring three options and say you pick one. As I understand it, the hope is to come close to a consensus with the community as to where that location would be, before we would come to an agreement.

Mr. Oates said I would encourage the City Council to get involved in this up front and make that decision and come back to us and say, as the Council, this is the place we believe to be the best location, to the Redevelopment Commission. I think that would be extremely helpful to us when we're trying to decide. Mr. Nay said I don't agree with you. I do think that the Council is a policy setting body and they shouldn't get too involved in... I hate to use this wording because they don't micro-manage, I don't think they need to get too involved in that other than approving the staff's final decision. Just like we'll also approve the final site, but we have no business being given three choices. I'm not sure the City Council should either, but they are the entity in setting some policy. Mr. Oates said I think we're saying the same thing, Earle, that the staff comes up with the best option and passes it through the City Council before it comes to us. Mr. Belter said that's up to the City staff. I don't know that there'll be a formal resolution or motion on the part of the Council to say that this is the location. But, as the five of us are appointed by the Mayor or by the Council and serve at their pleasure, we certainly want all the input not only from City staff as their recommendation, but at least informal input from the Council that yes, this makes sense to us too.

Ms. Hoyer said I think that it would be very nice if we get Council to approve that in some formal fashion and then we approve the funding and then they have to secondarily approve the funding. However, I would be satisfied if I honestly believed that there was adequate discussion and opportunity for citizen input and then a general consensus; that the Council members have approved and make it clear publicly. I think that would be acceptable because we would do the funding and then they would have to secondarily approve it. So that final formal mechanism would be in place but if we haven't achieved a successful level of consensus, I would not be happy and probably not vote for it. The citizenry is capable of making good decisions with good information. If we get people in early on whatever we're doing, then we can redirect ourselves if we've missed an important point or carry on if we're on it. I think it would be okay, Larry.

Mr. Nay said is everyone aware of the straw pole that Channel 18 did on the topic? They had a call-in vote. As I recall 45% said they did not want the station at that location. Everyone else had no problem with the station at that location, there was also the issue of the retail development and that was a different part of the vote. But that

location, 45% did not want it, but the rest did want it. So there was a slight majority who were in favor of the location. They did not have the chance to talk at the last meeting because there was such an emotional reaction to so many factors. I think your survey, if people will take that to heart and realize that that's their chance to put their feelings into it, will probably give you more support than you realize. I know I talked to a few people after the meeting who would like to have stood up for the location, but they were short on time, due to the emotions of the moment.

Ms. Hoyer said I think given time to digest and ask questions, and discuss modifications, they might just change considerably. There was one gentleman who was adamantly against it and had gone to most of his neighbors, and was terribly worried about his property. I've spent a great deal of time talking to him both individually and in a group. He went to a Chicago suburb and was visiting someone who lives in million dollar homes. Right plopped in the middle of the neighborhood was a fire station and all those people in these expensive homes said it was a great idea. He came back and said I think I'd like to change my mind. I think that this is the processing of it and rethinking after your first response. If we do better on that, whatever we do, I think the people need a chance to process it and they really didn't have time to do that. If we can do that, I'm willing to be the group to make the first decision, if we have the information and then the Council can either say we've got it right or not.

Mr. Oates said I'm very supportive of the fact that we're putting in a temporary fire station because that now buys us time to do this and do it the right way. The right way is to take the time and have these meetings and find out exactly what's going to go on. That's what we need to do and what we should have done in the beginning. Now that we've learned from that lesson, let's go forward and do it the right way.

Mr. Belter said Josh, do we have any other business today? Mr. Andrew replied none that I'm aware of. Mr. Belter said Wendy (Watson, Wabash Landing LLC) I'm happy you're here. Did you have anything for us? Ms. Watson answered no; I'm just trying to stay up to date.

Ms. Rhodes said I just want to make a comment about the fire station. I think I'm the only one here that attended both the Redevelopment Authority meeting and the Redevelopment Commission meeting. As you may be aware, the Redevelopment Authority was presented with a plan and basically given the understanding that they ought to approve it and they did before your Friday public hearing. It takes both the Redevelopment Commission and the Redevelopment Authority action. I would be very supportive of this Commission working with the Council because you're getting involved here with some long range planning for the City. It's not an accident that part of that original PD proposal was to put a fuel or salt storage facility on this end of town. There is need for infrastructure for other City services other than Parks on this end of town and if we're going to invest half a million dollars in a facility, we might want to give the planners some time to make sure they're flexible enough in the design of this; that other needs could be met within the next 10 years on this site. We're talking about long term planning for the City and you can't drive it through the people who have the money. You have to drive it through the people who are elected and appointed. *(tape change)* I'm

concerned about the process of being driven through the conduit of the access to the money. I don't think it can be driven that way. You feel uncomfortable with the process. It kind of went catty wampus on the schedule, Redevelopment Commission, Council, timeline for the DLGF (Department of Local Government Finance) hearing. It's kind of the tail wagging the dog on this. The fact that you would suggest that we should, at the same time we figure out the Fire Station location of number 3, that we could buy the land for number 4, that indicates how sweeping some of these decisions are going to be for the north end of town. They ought to be part of some kind of plan. I'd like to hear from the State Commissioner; what the needs are. I'd like to hear from some other functions besides Fire and Parks what the needs are, if we're going to make a large investment in an alternate facility on this side of town. My concern is about the processes to go forward; I'd like to know that those other actions have taken place.

Ms. Hoyer said that's a good idea. As I said, once you start talking to people, you often realize that there are other possibilities. We want to hear from everyone and anyone one who has a good idea.

Mr. Belter said the next item of business is public comment. Are there comments from the public for the Committee?

Jan Myers said I have a comment on Lindberg Road. I just have a question because I'm well aware that Dr. Gerald Leonards, who was the only U.S. person to consult on the Leaning Tower of Pisa, had done a lot of work on Lindberg. His graduate students have had many dinner conversations, sorry to say, before he died. There's a lot of work on that that has already been done and I've never even heard anybody even mention his work. It's amazing how much money we're spending out there and I'm amazed, I don't know why someone hasn't looked into his work. Mr. Andrew said there was an entire team of Purdue people that looked at the original plan and were consulted on this. Ms. Myers said he was not, I happen to know that. Mr. Andrew said I can give you list of who was on that. Ms. Myers said he was not. He used to make many comments about it and his expertise was quite international. I'm sure he would have gladly been involved in that, had he been asked.

Mr. Buck replied my professor in Geo-Tech was Milton Harr and he was also a consultant on the Leaning Tower of Pisa. I think he's back on the East Coast now. Many of those discussions did have the Purdue individuals and the recommendations that came from that, from my understanding, because I wasn't here, was to consult with a contractor called Haywood Baker who is a leader in the field of specialty geotechnical construction—micro piles, micro cements, and cast concrete piles and geo piers and many of the techniques that are used to handle whether it's a bog area, or whether it's any difficult subsurface situation to build across, whether it's for an airport, or a large tunnel, or a road across a peat bog. The way a federal aid project is required to go; the City is not in the position to make the approval on what methods get installed. This is an example of the contractor in an open contract being allowed, by contract, to choose who the subcontractors are. The design that the subcontractors ultimately went with was not identical to the one proposed by Haywood Baker. One of the elements that's different is the three foot thickness of material that we've taken samples of. We want to get

representative testing of the strengths of those materials to know if they meet the specifications or not. Was the design met or not? If they do, the design is not working. If they don't, then how does that get resolved? We're somewhat subject to play by the rules and regulations and procedures that are a part of a federal aid project, which INDOT administers. Ms. Myers said you may want to look back at Dr. Leonards' work.

Mr. Oates said was Lindberg Road a project that this Commission funded? Mr. Belter said my recollection is that it was an 80/20 thing which is what Dave was getting at. There was State and Federal funding there and we had to play by their rules. Mr. Buck said including the ultimate design and method.

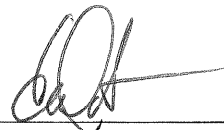
The Commission confirmed the following meetings:

Friday, April 13 at 12:00
Friday, April 27 at 12:00 (tentative)
Monday, May 14 at 12:00

The Public Meetings to discuss Fire Station No. 3 were noted as:


Tuesday, April 3 at 7:00 p.m. – Cumberland School Gym
Thursday, April 26 at 7:00 p.m. – Morton Community Ctr., Room 200
Wednesday, May 9 at 7:00 p.m. – West Lafayette City Hall

Mr. Nay made a motion to adjourn the meeting. Mr. Oates seconded. The meeting adjourned at 1:15 p.m.



Lawrence T. Oates
Recording Secretary

Approved:



Stephen E. Belter, President

/djf